



St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043
(504) 278-4228 Fax (504) 278-4209
www.sbpq.net

#28

EXTRACT OF THE OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE PARISH OF ST. BERNARD, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PEREZ DRIVE, CHALMETTE, LOUISIANA ON TUESDAY, AUGUST 3, 2021 AT SEVEN O'CLOCK P.M.

On motion of Mr. McCloskey, seconded by Mr. Moran, it was moved to **adopt** the following ordinance:

ORDINANCE SBPC #2345-08-21

Summary No. 3913

Introduced by: Councilmember Callais on 7/6/21

Planning Commission recommended **APPROVAL** on 7/27/21

Public Hearing held on 8/3/21

AN ORDINANCE TO AMEND CHAPTER 22, ZONING; SECTION 22-6, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS, SUB-SECTION 22-6-4, PERMITTED USES IN BUSINESS AND INDUSTRIAL DISTRICTS; AND SUB-SECTION 22-6-10, SA SUBURBAN AGRICULTURAL DISTRICT OF THE ST. BERNARD PARISH CODE OF ORDINANCES.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

SECTION 1. The St. Bernard Parish Council, the Governing Authority, does hereby ordain that Chapter 22, Zoning; Section 22-6, Commercial and Industrial Zoning Districts, Sub-Section 22-6-4, Permitted Uses in Business and Industrial Districts; and Sub-Section 22-6-10, SA Suburban Agricultural District of the St. Bernard Parish Code of Ordinances is hereby amended as per attached Exhibit "A".

SECTION 2. Effective Date. This Ordinance shall become effective immediately upon authorizing signature by the Parish President. In the event of a presidential veto, this Ordinance shall become effective upon a two-thirds favorable vote of the total membership of the Council pursuant to Sections 2-11 and 2-13 of the St. Bernard Parish Home Rule Charter.

SECTION 3. Severability. If any section, clause, paragraph, provision or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of this Ordinance, the St. Bernard Parish Council hereby expresses and declares that it would have adopted the remaining portion this Ordinance with the invalid portions omitted.

Kerri Callais
Councilmember
at Large

Richard "Richie" Lewis
Councilmember
at Large

Gillis McCloskey
Councilmember
District A

Joshua "Josh" Moran
Councilmember
District B

Howard Luna
Councilmember
District C

Wanda Alcon
Councilmember
District D

Fred Everhardt, Jr.
Councilmember
District E

Roxanne Adams
Clerk of Council



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Extract #28 continued
August 3, 2021

Kerri Callais
Councilmember
at Large

Richard "Richie" Lewis
Councilmember
at Large

Gillis McCloskey
Councilmember
District A

Joshua "Josh" Moran
Councilmember
District B

Howard Luna
Councilmember
District C

Wanda Alcon
Councilmember
District D

Fred Everhardt, Jr.
Councilmember
District E

Roxanne Adams
Clerk of Council

The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:


YEAS: McCloskey, Moran, Luna, Alcon, Everhardt

NAYS: None

ABSENT: Callais

The Council Chair, Mr. Lewis, cast his vote as **YEA**.

And the motion was declared **adopted** on the 3rd day of August, 2021.


ROXANNE ADAMS
CLERK OF COUNCIL


RICHARD "RICHIE" LEWIS
COUNCIL CHAIR


Delivered to the Parish President 8/6/21 2:30pm
Date and Time

Received by Margen Kelley

Approved ✓

Vetoed _____

Parish President


Guy McInnis

Returned to Clerk of the Council

8/10/21 12:40pm
Date and Time

Received by

Louisa Talamy

Summary No. 3913
Exhibit "A"
Ordinance SBPC #2345-08-21

Chapter 22 - Zoning

Sec. 22-6 – Commercial and Industrial Zoning Districts

22-6-4 – Permitted Uses in Business and Industrial Districts

22-6-4. Permitted uses in business and industrial districts. The following table identifies those uses permitted by zoning district. All business and industrial uses, developments, and new construction, except for minor changes in use, require site plan approval by the commission, subject to the site development standards of section 22-6-7. Any use not expressly permitted by the commission shall be prohibited unless the commission determines that a use fits into the established use groups. In addition, the commission has the right to determine if any use meets the intent of the regulations.

Retail and Service Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Retail establishments		P	P	P	P				P(1)
Service establishments, personal/professional		P	P	P	P				P
Retail/service establishments—Over 30,000 sq. ft.		P	P	P	P				P
Day care home, adult or child (14)		P						P	P
Day care center, adult or child—Small (15)		P	P	P		CU		P	P
Day care center, adult or child—Large (15)		P	P	P		CU		P	P
Day care center, adult or child—Commercial (15)		P	CU	P		CU			
Group home, small (16)		P	P	P				P	P
Group home, large (16)		P	P	P				P	
Group home, congregate (16)		P	P	P				P	
Grocery stores (under 18,000 square feet)		P	P	P	P				
Dry cleaning and laundromat establishments		P	P	P	P				
Restaurants (4)		P	P	P	P				P
Hotel		P	P	P	P				

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Funeral home, mortuaries, morgues		P		P	P				
Parking lots		P	P	P					P
Truck stops (3)		CU			P	P	P		
Financial institutions and banks		P	P	P	P				
Bed and breakfast (≤10 guests)		P						P	P
Reception facility		P	P	P					P
Sno-ball stand (20)	P	P	P	P			P		

P = Permitted Use - CU = Conditional Use

General Office Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Office - general business and professional	P	P	P	P		P	P		P
Business and professional office buildings			P	P					P
Office (4)	P		P						
Contractor's office and storage yard		P			P	P	P		
Data processing centers	P								
Medical offices and laboratories			P	P					P
Hospitals				P					
Pain management clinics				P	P				
Urgent care clinics				P	P				
Abuse addiction treatment facility			CU	CU	CU				

P = Permitted Use - CU = Conditional Use

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General Industrial Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Wholesale establishments		P		P		P	P		
Warehouse storage		P	P	P	P	P	P		
Warehousing and distribution		P				P	P		
Manufacturing - Light		P		CU	P	P	P		
Manufacturing - Heavy							P		
Research and experimental laboratories						P	P		
Light industrial				CU		P	P		
Heavy industrial							CU		
Scrap or salvage yard		CU				CU	P		
Explosives, ammunitions, fireworks, and storage							CU		
Refining and storage - Petroleum							CU		
Pharmaceutical products							CU		
Stockyards							CU		

P = Permitted Use - CU = Conditional Use

Automotive Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Car Wash		CU		P		P	P		
Motor Vehicle Service and Repair, Minor		P	CU(7)	P		P	P		
Motor Vehicle Service and Repair, Major		CU		P	P	P	P		
Truck Repair		P			P	P	P		

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Motor Vehicle Dealerships (new or used)				P		P	P		
Junk Yard (Automotive)		CU				CU	CU		
Gas Station		P		P		P	P	P	CU
Truck Marshalling						CU	P		
Parking Structure				P					
Vehicle Impound Lot		CU		CU		P	P		
Vehicle Storage Lot		CU		CU	P	P	P		
Vehicle Operations Facility		CU		CU		P	P		

P = Permitted Use - CU = Conditional Use

Agriculture and Residential Uses	RO	A-1	C-1	C-2	C-3	I-1	I-2	SA	SBV
Farming and agriculture		P				P	P	P	P
Convalescent and nursing homes				P	P			P	
Roadside Stand (Produce) (9)		P	P	P				P	P
Dockside Stand (Seafood) (10)		P							
Itinerant Market (Seasonal) (11)		CU	CU	CU				CU	CU
Trailer courts and parks		P							
Dwellings - Resident watchman and caretakers		P				P	P		
Farm dwellings and accessory farm buildings		P				P	P	P	P
Agriculture and farm implements		P				P	P	P	
Animal, poultry, and bird raising - Commercial		P				P	P		

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Single-family dwelling	P	P	P		P	P		P	P
Manufactured (formerly Mobile) home dwelling		P			P	P		P	
Two-family dwelling	P	P	P	P	P	P			P
Garage apartment or guest house (6)								P	P
Multi-family dwelling units	P	P	P	P	P	P			
Short-term rentals	P(17)	P(17)	P(17)	P(17)	P(17)	P(17)	P(17)	P(17)	P(17)
Agricultural ponds, fish or shellfish ponds		P						P	
Garden, community or private (13)		P	P	P				P	P
Agricultural storage yard		P (21)							

P = Permitted Use - CU = Conditional Use

Other Uses	R O	A-1	C-1	C-2	C-3	I-1	I-2	SA	SB V
Libraries and museums		P	P	P	P			P	P
Golf courses		P						P	P
Barrooms					P				
Nightclubs					P				
Lounges					P				
Drive-in theaters		P		P	P				
Amusement places		P		P	P	P	P		
Kennel, boarding, or otherwise		P				P	P	P	P

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Business schools			P	P	P				
Mini-warehouses		P	P	P	P	P	P		
Animal pound		P				P	P		
Riverboat gaming						CU	CU		
Heliports and private landing strips		P				P	P		
Borrows or excavation pits		CU							
Oil and gas exploration and development		CU					CU		
Private utilities and railroads		P	P	P		P	P		
Temporary commercial amusements		P	P	P		P	P		
Recreation developments		P	P	P		P	P		
Airports		P	P	P		P	P		
Communications towers		P(22)	P (22)	P(22)	P(22)	P(22)	P(22)	P(22)	
Cemeteries, crematories, and mausoleums		P							CU
Outdoor commercial recreation (2)									CU
Kindergartens and nursery schools		P	P	P	P			P	CU
Child care centers (3)		P	P						CU
Community centers		P	P	P	P				CU
Clubs and lodges		P						CU	CU
Churches, temples, Sunday schools, parish house		P	P	P	P	P	P	P	P

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Public/private schools, academic institutions		P	P	P	P			CU	CU
Sound stage/movie studio				P(8)	P(8)	P(8)	P(8)		
Micro-brewery		P		CU	P	P	P		
Food truck, enclosed food trailer, (accessory) (12)	CU	CU	CU	CU	CU	CU	CU	CU	CU
Open food trailer	NP	NP	NP	NP	NP	NP	NP	NP	NP
Recreational vehicles (personal use) (18)		P(18)							
Recreational vehicle parks (19)		CU(19)							

P = Permitted Use - CU = Conditional Use

Chapter 22 - Zoning

Sec. 22-6 – Commercial and Industrial Zoning Districts

22-6-10 – SA Suburban Agricultural District

22-6-10.1. *Purpose.* This district is intended to create an environment that allows a mixture of agricultural uses and low density single-family residential development. The permitted uses, lot areas, setbacks, and other site and structure requirements are designed to encourage quality residential areas in a low density setting. To protect the character of this district, permitted uses are limited to single-family dwellings and certain agricultural, cultural, educational, religious, and public and neighborhood commercial uses.

22-6-10.2. *Principal permitted uses.* Only the following permitted uses shall be allowed in the SA Suburban Agricultural District and no structure or land shall be devoted to any other use other than a use permitted hereunder with the exception of uses lawfully established prior to the effective date of the ordinance codified in this chapter or uses per section 22-4-3.1.

(1) One (1) single-family dwelling or manufactured home per lot

(2) One (1) detached garage apartment or guest home under one thousand (1,000) square feet of habitable floor space on lots of at least ten thousand (10,000) square feet.

22-6-10.3. *Permitted accessory uses.* Same as R-1.

(1) Animal pens.

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(2) Farm buildings and structures.

22-6-10.4. *Permitted signage.* -One (1) Monument sign not exceeding thirty two (32) square feet.

22-6-10.5. *Minimum lot area.*

(1) Ten thousand (10,000) square feet with a one hundred (100) foot frontage.

22-6-10.6. *Minimum yard requirements.* The front yard setback shall be twenty (20) feet, the side yard setback shall be ten (10) feet total with five (5) feet per side, and the rear yard setback shall be twenty (20) feet.

22-6-10.7. *Maximum height of buildings.* Thirty-five (35) feet unless provided for in exceptions and modifications.